

**Preliminary Land Use Service (PLUS)
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Name of Municipality: City of Dover		PLUS 2007-01-02
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Date of Most Recently Certified Comprehensive Plan: September 2003 (amended May 2005)

Application Type:

Comprehensive Plan Amendment: _____ _____

Ordinance: _____

Other: _____

Comprehensive Plan Amendment or Municipal Ordinance prepared by: Same as above	
Address: Same as above	Contact Person: Same as above
	Phone Number:
	Fax Number:
	E-mail Address:

Maps Prepared by: Same as above	
Address: Same as above	Contact Person:
	Phone Number:
	Fax Number:
	E-mail Address:

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Please describe the submission:

The City of Dover allows applicants to request minor amendments to the Comprehensive Plan two times per year. The current Comprehensive Plan amendment would include four changes to the Land Development Plan, all initiated by applicants, as well as an amendment to the annexation area.

Three maps are attached. The first is the Development Plan map (Map 11-1 from the Comprehensive Plan) as adopted in May 2005. The second map (Map 11-1A) shows amendments to the plan made in September 2006. The third map shows the changes that would be made with each of the five proposed changes.

**City of Dover
Comprehensive Plan Amendment
January 2007**

Description of Amendment

If adopted by Dover City Council, four of the five proposed amendments would modify the Land Development Plan map (Map 11-1) of the certified and adopted City of Dover Comprehensive Plan. These amendments are depicted on the accompanying map, with descriptions provided below. If approved by Council, the Land Development Plan map will be changed to reflect the changes shown on the accompanying map.

The fifth proposed amendment is an amendment to the Growth and Annexation map (Map 12-1) of the certified and adopted City of Dover Comprehensive Plan. This change is also depicted on the accompanying map. If approved by Council, the Growth and Annexation map will be changed to reflect the amendment

Amendment 1: Map change from Institutional to Commercial

This amendment is being requested by Delaware State University. The subject parcels are currently zoned IO (Institutional and Office Zone) and depicted on the Land Development Plan map as Institutional. Delaware State University would like to eventually rezone the subject parcels to construct a shopping center that would meet the needs of both the student population and the surrounding region. A rezoning is not being requested at this time, however a Comprehensive Plan Amendment is necessary before a rezoning could take place. The subject parcels are located on the U.S. Route 13 corridor, which has been identified in the Comprehensive Plan as desirable for continuation of this use.

The requested plan amendment would change the use from Institutional to Commercial.

Amendment 2: Map change from Commercial to Residential Medium Density

This amendment is being requested by Blue Hen CC, LLC and Delaware Exchange, LLC. The subject parcels are currently zoned SC-3 (Shopping Center Development Zone) and depicted on the Land Development Plan map as Commercial. The parcels are located at the rear of the Blue Hen Corporate Center, between the Corporate Center and the Schoolview community. The smaller of the two parcels currently houses a day care center, and the larger of the parcels is vacant. The applicant wishes to rezone the property to RM-2 (Medium Density Residence Zone) and develop a medium density residential community. The applicant believes that a medium density residential development is more in character with the surrounding residential uses than if the property were developed under its current zoning.

The requested plan amendment would change the use from Commercial to Residential Medium Density.

Amendment 3: Map change from Residential Medium Density to Office and Office Parks

This amendment is being requested by Halpern Family Property Investment, LP. The subject parcels are currently zoned R-8 (One Family Residence Zone), with a portion of one parcel zoned C-PO (Commercial/Professional Office Development District) and are depicted on the Land Development Plan map as Residential Medium Density. The applicant is requesting C-PO (Commercial/Professional Office Development District) zoning for the site. While there are a number of residential properties surrounding the site, there are also a number of commercial and office uses in the area. The C-PO zone is more restrictive than other commercial zones, and therefore less impactful on the adjacent residential uses.

The requested plan amendment would change the use from Residential Medium Density to Office and Office Parks.

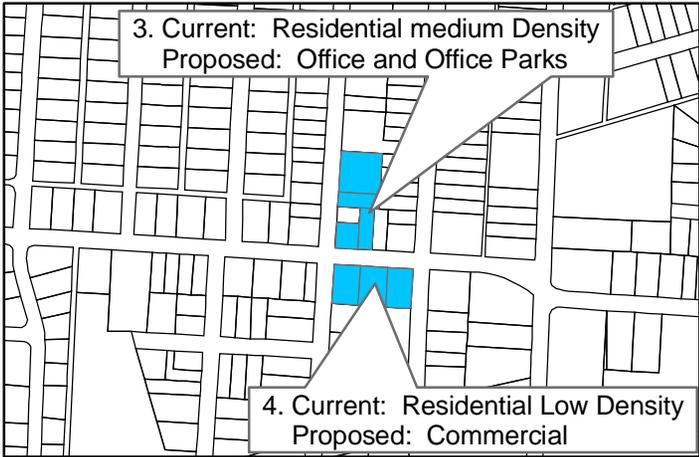
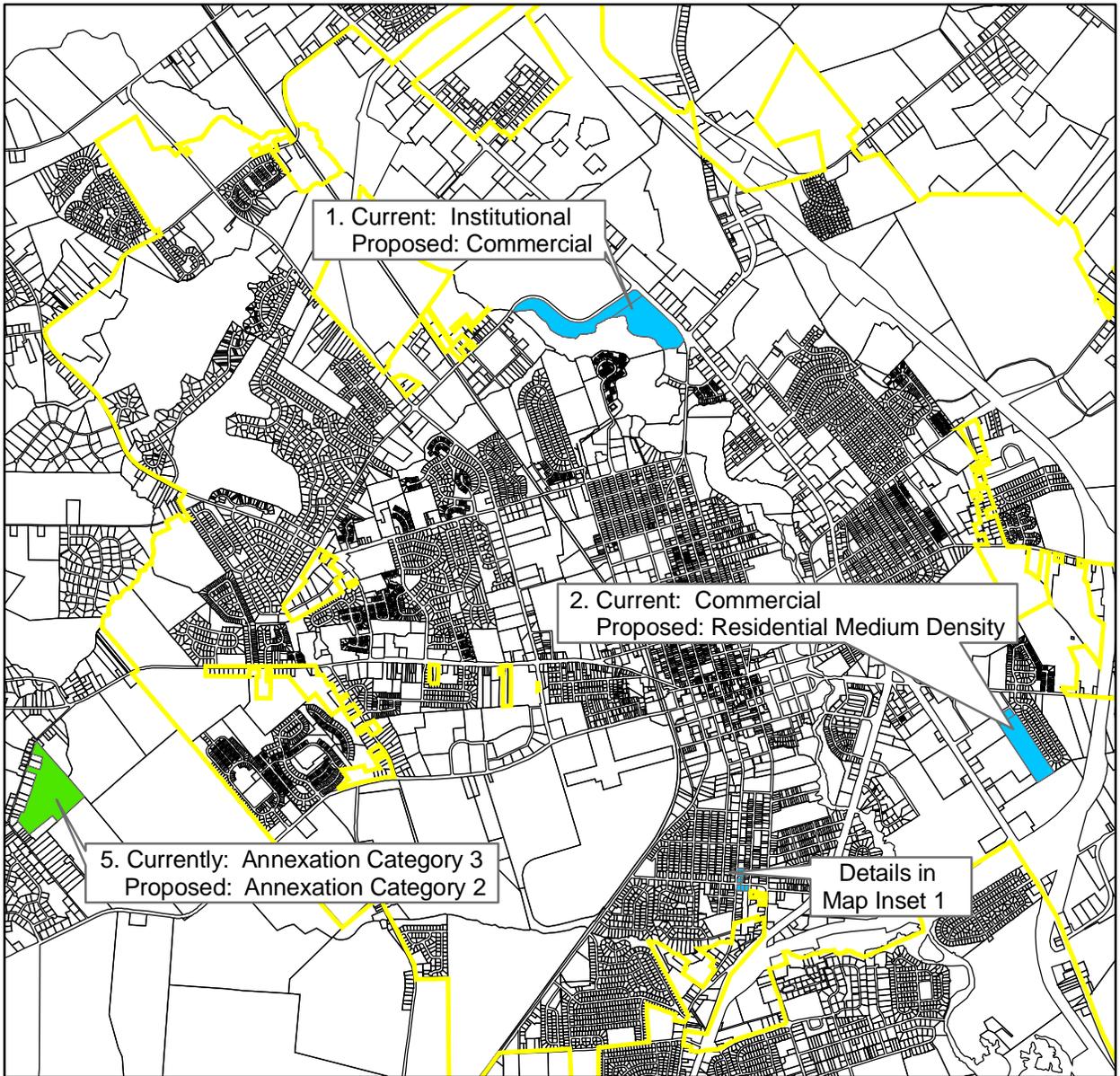
Amendment 4: Map change from Residential Low Density to Commercial

This amendment is being requested by Robert W. Kidd, III, D.M.D. The subject parcels are currently zoned R-15 (One Family Residence Zone) and are depicted on the Land Development Plan map as Residential Low Density. The applicant is requesting C-PO (Commercial/Professional Office Development District) zoning, with the intent to construct an office building on the site.

The requested plan amendment would change the use from Residential Low Density to Commercial.

Amendment 5: Annexation Area Change from Category 3 – Lands Evaluated for Annexation to Category 2 – Lands Desirable for Annexation

This amendment is being requested by J. Richard Jones and Joan Mead Jones. The City of Dover's Category 2 Annexation Area (Lands Desirable for Annexation) currently follows Route 8 west to Artis Drive. The subject parcel is adjacent to this Category 2 Annexation Area and adjacent to lands currently being considered by the City of Dover for annexation. It is identified on Map 12-1 Growth and Annexation as Category 3 – Lands Evaluated for Annexation. The Comprehensive Plan text states, "The City does not intend to annex these parcels within the five year planning period" Therefore, in order to consider annexation of the subject parcel, the Comprehensive Plan must be amended. The subject parcel is currently zoned AC (Agricultural Conservation) in Kent County and would be designated as residential if annexed into the City of Dover.



Map Inset #1 Comprehensive Plan Land Use Changes
 Current: Low and Medium Density Residential
 Proposed: Office and Office Parks

Legend

-  Dover Boundary
-  Changes to the Annexation Boundary
-  Comprehensive Plan Land Use Changes

